And be it Enacted, That every wall which shall hereafter be built to divide any house or building into Two or more distinct houses or buildings, shall be built as a party wall, in the manner and of the materials, and of the several heights and thicknesses hereinafter described for party walls of the highest rate of building to which such party wall shall belong or adjoin; and every house or building already built, or which shall hereafter be built and which shall be used or occupied as Two or more separate houses or buildings, each having a separate entrance and staircase, and each being separately rated to the poor, shall be deemed to be Two or more separate houses, and shall be divided from each other by a party wall, built in manner aforesaid.

And be it Enacted, That every dwelling-house which shall be hereafter built, which shall contain more than *Twelve* Squares, shall have external and party walls as herein described for *First* Rate buildings; and it shall be lawful to make openings through a party wall between one dwelling-house and another dwelling-house, and thereby to unite Two or more dwelling-houses, provided that when the houses so united shall contain more than *Twelve* Squares, they shall each have external and party walls as herein directed for *First* Rate buildings; and provided that such dwelling-houses shall be and shall continue to be in the same occupation, and if used for trade, to be used in the same trade, and the poor's-rate thereof paid by the same person; and provided also, that by making such openings the stability of any or either of such dwelling-houses, in the opinion of the Surveyor, shall not be endangered.

And be it Enacted, That it shall not be lawful hereafter to use any building which shall exceed *Thirty-five* Squares for warehouses and workshops, except buildings of the Sixth Rate, unless the same shall be separated by party walls into Two or more divisions, each one not exceeding *Thirty-five* Squares, such party walls to be built in the manner and of the materials, and of the several heights and thicknesses herein required for party walls of the First Rate; and it shall be lawful to form openings in such party walls, provided every such opening shall be floored with brick or stone, and shall be protected by brick piers, at least *Fourteen* Inches wide, and projecting at least *One Foot Six Inches* from each face of such party wall, and shall have brick arches or stone leadings the entire width and depth of such opening, above and below the same; and every such opening shall be not more than *Five* Feet wide and *Seven* Feet high, and shall be provided with Two strong wrought-iron doors, fixed in wrought-iron frames, and not less than *One-fourth* of an inch thick in the panels thereof, and the space between such doors shall not be less than *Four* Feet.

And be it Enacted, That no portion of any building for stables, including coach-houses and harness-rooms, which shall be hereafter built, shall contain within its walls, whether party walls or external walls, more than *Twenty-five* Squares; nor shall any enlargement be made at any time hereafter to any building for stables already built of which shall be hereafter built, so that any portion of the same when enlarged, including coach-houses, and harness-rooms, shall contain more than *Twenty-five* Squares as aforesaid.

And be it Enacted, That if any building of the Sixth Rate shall be hereafter divided into Two or more distinct buildings, and that the several parts of such buildings so divided shall not be at the several distances from each other and from other buildings and ground as hereinbefore particularly directed for every building of the Sixth Rate, then every such several parts of such buildings so divided as shall not be at such several distances shall be deemed public nuisances, and shall be taken down as such, unless the external walls of such several parts shall be built in the manner and of the materials, and at least of the several heights and thicknesses hereinafter described for external walls of the rates such several parts shall be of when so divided; and unless also, that if the several parts shall remain adjoining, they shall also have such external walls, and shall be separated from each other by such party walls as hereinafter directed, and shall be built in every respect as hereinafter required for buildings of the Rates to which they shall belong when so divided.

And be it Enacted, That the footing of every party wall, external wall and other wall of every house or building which shall be hereafter built, and of every addition or alteration of every house already built or which shall be hereafter built, shall be laid upon a natural solid stratum of ground, or upon a foundation of concrete at least *Eighteen* Inches thick and *Twelve* Inches wider than the bottom of such footing, such concrete to be composed of stone-lime and Thames ballast, broken stone, or flint or sharp clean gravel, mixed in the proportion of at least One Bushel of stone-lime to Eight Bushels of such ballast, stone, or flint or gravel; and that in the party walls, external walls or other walls of every dwelling-house, and of every addition or alteration thereto, already built or which shall be hereafter built, the two courses of brick-work immediately below the level of the bottom of the timbers of the lowest or first floor shall be of good sound stock bricks laid in good cement.

And be it Enacted, That every house or building which shall be hereafter built, and every addition to every house or building already built or which shall be hereafter built, shall be drained as hereinafter directed; and that the several walls thereof shall not be built higher than *Ten* Feet from their foundations before the drains of such house or building, or additions thereto, shall have been properly built and made good into the common sewer, if any, within One hundred Feet distance from such building into which it is lawful and practicable to drain, or otherwise into proper and sufficient cesspools, so as to render such drains available for the perfect drainage of the lowest floor of such house or building or addition thereto, and also of its areas, waterclosets, privies and offices (if any).

And be it Enacted, That if any house or building already built shall not be drained in at least as sufficient a manner as hereinbefore directed for every house or building which shall be hereafter built, it shall be lawful for the Commissioners of Sewers in whose district the same shall be, to give *One Month's* notice, signed by any Officer appointed by them for that purpose, to the occupier or owner of such house or building, requiring him within the time specified in such notice, to begin to construct a drain or drains in manner, and of the materials, and at least of the areas and currents hereinafter directed; and if the occupier or owner of such house or building shall refuse or neglect to begin to construct such drain or drains within the time specified in such notice, or shall thereafter fail to carry on and complete the same with all reasonable despatch, it shall be lawful for the said Commissioners to construct the same, and to recover the expenses to be incurred thereby by distress and sale of the goods and chattels either of the present or any future occupier of such house or building, or of the owner thereof, by warrant under the hands and seals of *Six* or more of the said Commissioners; and any occupier who shall pay any monies for the construction of such drains as aforesaid, or of whose goods and chattels any distress or sale shall be made as aforesaid, shall be entitled to deduct such monies paid, and the amount of such distress or sale, and all expenses incurred by him in or about such construction, distress or sale, or on account thereof, from the rent by him payable to the owner of such house or building for which such drain shall be made.

And be it Enacted, That no cesspool for the reception of drainage, or for any privy or water-closet shall hereafter be built under any house or building, or the offices attached thereto, nor within *Five* Feet of the external walls of any such house, building or offices, and every cesspool shall be built with brickwork all round, at least *Eight and a Half* Inches thick, set in good mortar or cement, and properly domed over at the top, and of at least *Three* Feet diameter in the clear, and *Five* Feet deep below the bottom of the drains at their entrance thereto: nevertheless, it shall not be lawful to build or use any cesspool for the reception of drainage within *One hundred* Feet of a common sewer, unless there shall be or shall be built a good and sufficient drain from such cesspool to such common sewer: Provided always, That where no common sewer shall exist as aforesaid, within *One hundred* Feet of the building to be drained, or where it is not lawful or practicable to drain into such common sewer, it shall be lawful to build cesspools under any street or alley, but nevertheless not without the certificate in writing of the Surveyor, and of the Overseers of the poor of the parish or place in which the same shall be, stating that the construction of such cesspool will not be injurious to the public health.

And be it Enacted, That every dwelling-house, and every building used as a dwelling, already built or which shall be hereafter built, shall have at least One privy, either draining into a common sewer, or such cesspool as aforesaid; or a water-closet drained as aforesaid, and with water laid on, but no privy shall hereafter be built or formed within the walls of any such house or building; and every privy built in the yard or area of any house or building, or under any street or alley, shall have a door and be otherwise properly inclosed and screened and fenced from public view, to the satisfaction of the Surveyor.

And further be it Enacted, That as regards any houses or buildings already built, which shall not have any such privy, or water-closet as aforesaid, the Surveyor of the Churchwardens and Overseers in whose parish the same shall be, may give notice for the construction of the same as is before provided with respect to drains, and in default of the construction of such privy or water-closet in manner hereinbefore provided with respect to drains, the same may be built by the Churchwardens and Overseers, and the expenses thereof shall be recovered and paid and reimbursed in all respects as is herein provided with respect to drains to be made by the aforesaid Commissioners.

And be it Enacted, That the inside of the drains under and from every house or building for the carrying off of soil shall be of an area of at least *Eighty* square or superficial Inches, and every such drain shall be laid to a fall or current of at least *One Inch* to Ten Feet, and so that the whole of every such drain within the walls of such house or building shall be wholly covered over under the lowest floor and made even to the thereof; and every such drain within the walls of such house or building shall be built and covered over with brick, stone or slate, set in cement, so as to render the drain air-tight, and *Two-thirds* at the least of the lowest part of the inside thereof shall be rendered with cement; and every part of such drain outside the walls of every house or building shall be built of brick, stone or slate, set in mortar or cement.

And be it Enacted, That all drains shall be deemed to be private drains to within *Three Feet Four Inches* of the point where they shall unite with the common sewer; and that all private drains, watercourses, cesspools and privies already built or which shall be hereafter built for any house or building shall be under the survey and control of the Surveyor and of the Overseers of the poor for the time being of the parish in which such house or building shall be, and shall be repaired, emptied and cleansed at the cost and charge of the owner or occupier of such house or building; and if such owner or occupier shall neglect to repair, empty and cleanse such private drains, watercourses, cesspools and privies within *Seven* Days after notice in writing for that purpose, signed by such Surveyor or by such Overseers of the poor, shall have been given to such owner or occupier, or left upon the premises, it shall be lawful for such Overseers of the poor, or such persons as they shall appoint, to enter upon and to cause the ground floors and pavements in any place or part they shall think fit of such house or building, or of any of the offices, yards, gardens or areas belonging thereto, to be opened, doing as little damage as may be, and to repair, empty and cleanse such private drains, watercourses, cesspools and privies; and all costs and charges occasioned thereby shall be paid by such Overseers out of the poor's-rate, and shall be repaid, levied and recovered by them in all respects as hereinafter directed regarding ruinous houses and buildings.

And be it Enacted, That in every house or building which shall be hereafter built, and in every addition or alteration to any house or building already built or which shall be hereafter built; no joists of any floor, or rafters of any roof, or quarters of any partition, shall be hereafter fixed or framed more than *Twelve* Inches apart; and that no joist of any floor shall have a longer bearing than *Fifteen* Feet, nor any rafter or purlin of any roof than *Eleven* Feet; and that no beams or girders of any floor shall be so laid that the joists bearing thereon shall have a longer bearing than *Twelve* Feet; and that no trimming joist of any floor, the bearing of which shall exceed *Five* Feet, shall be mortised or cut for any other purpose than for the framing thereinto of other trimming joists, except trimming joists for staircases and skylights, the scantlings of which shall be at least One-half more than those herein directed; and that the heads and sills, posts, braces and quarters of every partition shall be properly mortised and tenoned together, and be properly framed with heads and sills, and braced; and no timber, after it has been fixed in its place, shall be removed or cut without the consent of the District Surveyor.

And be it Enacted, That in every house or building which shall be hereafter built, and in every addition or alteration to any house or building already built, or which shall be hereafter built, no joist, trimming joist, beam or girder of any floor shall be of less scantling, according to the several bearings thereof than the following: (that is to say)

Joists, with a bearing of—							
6 feet to 8 feet, shall be at least	6½	in.	deep, and	2	in.	thick.
8 „ 10	„	„	„	8	„	„	2½ „
10 „ 12	„	„	„	9	„	„	2½ „
12 „ 15	„	„	„	10	„	„	2½ „
Trimming joists with a bearing of—							
6 feet to 8 feet, shall be at least	6½	„	„	3	„	„
8 „ 10	„	„	„	8	„	„	3 „
10 „ 12	„	„	„	9	„	„	3½ „
12 „ 15	„	„	„	10	„	„	4 „
Beams and girders, with a bearing of—							
9 feet to 12 feet, shall be at least	9	„	„	6	„
12 „ 15	„	„	„	10	„	„	8 „
15 „ 18	„	„	„	11	„	„	9 „
18 „ 21	„	„	„	12	„	„	9 „
21 „ 24	shall be cut, reversed, and bolted, and at least	„	„	13	„	„	10 „

And be it Enacted, That in the roof of every house or building which shall be hereafter built, or of any addition or alteration to every house or building already built, or which shall be hereafter built, there shall—

Not be any purlin	less than	5	inch.	deep and	4	inch.	thick
Nor any pole plate	„	6	„	„	5	„	„
Nor any curb plate	„	6	„	„	6	„	„
Nor any common rafter at the foot	„	6	„	„	2½	„	„
Nor any common rafter at the head	„	5	„	„	2½	„	„

And be it Enacted, That in every house or building which shall be hereafter built, and in every addition or alteration to any house or building already built or which shall be hereafter built, there shall not be any partition, the timbers of which shall be of less scantling, according to their several heights, than the following; (that is to say) partitions—

Under 11 feet high.—			
shall have heads and sills - not less than	4	inch.	by 3 inch.
Ditto - posts and door heads	„	4	„ 4
Ditto - quarters	„	4	„ 2½
Ditto - braces	„	4	„ 3
From 11 to 13 feet high.—			
shall have heads and sills - not less than	5	„	4
Ditto - posts and door heads	„	5	„ 4
Ditto - quarters	„	5	„ 3½
Ditto - braces	„	5	„ 3½
Above 13 feet high.—			
shall have heads and sills - not less than	6	„	4
Ditto - posts and door heads	„	6	„ 4
Ditto - quarters	„	6	„ 3½
Ditto - braces	„	6	„ 3½

And be it Enacted, That the end of every girder or bressummer which shall be hereafter fixed to carry any wall of any house or building which shall have a bearing upon a party wall, shall be laid upon an iron or upon a stone template or templates not less than *Six* Inches thick, and tailed all through such party wall: and the end of every such girder or bressummer shall not be fixed into and shall not have its bearing solely on such party wall, but shall be supported by a sufficient brick or stone pier, or iron column, or iron or timber story-post, fixed on a solid foundation; and if any such girder or bressummer shall have its bearing at both ends upon a party wall, then the same shall be supported by at least Two sufficient brick or stone piers, or iron columns, or iron or timber story-posts, fixed on solid foundations; and every such girder or bressummer shall be of such scantlings, and fixed and supported in such manner as shall be satisfactory to the Surveyor; and the ends of every girder or bressummer which shall have their bearing on any other wall than a party wall shall bear thereon at least *Nine* Inches.

And be it Enacted, That all outer walls of houses and other buildings now built or which shall be hereafter built

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